

PLANNING COMMISSION REPORT



MEETING DATE: May 25, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **118th & Jomax Subdivision - 5-AB-2005**

REQUEST Request to consider the following:

1. Abandon 15 feet of Goldie Brown public utility and roadway easement along the property's western border (116th Street), abandon 10 feet of Goldie Brown public utility and roadway easement along the property's northern border (Jomax Rd.) and abandon 15 feet of Goldie Brown public utility and roadway easement along the property's southern border.
2. Dedicate 45 feet of City Street Right-of-Way along the property's northern border and dedicate 25 feet of City Right-of-Way along the property's western border (116th Street).
3. Dedicate 8 foot wide Public Utility Easements (PUE) and 1 foot wide Non-vehicular Access Easements (NVE) along the sites 116th Street and Jomax Road frontages.

Related Policies, References:

The original Goldie Brown Pinnacle Peak Ranch Unit 2 was platted in Maricopa County in 1977 as Book 194, Page 26. The land was annexed into the city in 1983 as Rural-43 and was rezoned to R1-130 (Residential) District. Case 14-PP-2004, platted the 38-acre site into 12-3+/- acre residential lots plus internal roadway, known as Collina E Vista.

OWNER Walker Family Trust, for the Collina E Vista Plat
253-395-2595

APPLICANT CONTACT Tom Rief
Land Development Services LLC
480-946-5020

LOCATION Southwest corner of 118th Street & Jomax Road

BACKGROUND

Background.

The 55-foot wide public utility and roadway easement along the north side of the site (Jomax Rd.-Major Collector) and the 40-foot wide public utility and roadway easement on the west side of the site (116th St.- Local Collector) were dedicated as part of the Goldie Brown Pinnacle Peak Ranch Unit 2 dedication in the 1970's. The request is to abandon excess portions of Goldie Brown easements and dedicate appropriate City rights-of-way.

Zoning.

The site is zoned R1-130 ESL (Single Residential with an Environmentally



Sensitive Lands Overlay) District. R1-130 zoning district allows for single-family residential lots. ESL requires that environmentally sensitive areas such as large boulders, washes and steep slopes to be preserved, when platted or developed and dedicated as Natural Area Open Space (NAOS).

Context.

Property to the east (Cantabrica) and south (Yearling Estates) is zoned Single-Family Residential R1-130 ESL, each being developed as single-family subdivisions. Property to the north (Desert Summit) is zoned Single-Family Residential R1-70 ESL and property to the east has been developed as the Troon Parcel D subdivision, zoned Single-Family Residential R1-10 ESL.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

- Abandon a 10 foot wide Public Utility & Access Easement along the northern property line (Jomax Road). This easement will be replaced with a 45-foot wide City right-of-way dedication. This additional portion of easement is not required for use as a roadway.
- Abandon a 15 foot wide Public Utility & Access Easement along the western property line (116th Street). This easement will be replaced with a 25-foot wide City right-of-way dedicated on the Final Plat.
- Abandon a 15 feet wide Public Utility & Access Easement along the south property line. Yearling Estates to the south, previously abandoned the 15-foot wide easement on their northern border. Similarly, the 15-foot abandonment on the Collina E Vista property is not required for use as a roadway.

As part of the Collina E Vista plat and this abandonment, the developer will dedicate a 45-foot wide road right-of-way along Jomax Road and a 25-foot wide right-of-way along 116th Street. As part of the pre-plat stipulations, the developer will undertake half-street improvements on 116th Street to match the existing roadway to the west. No public trails are identified on the Trails Master Plan on this property. With plat development, one eastbound lane of the center median for Jomax Road will be constructed. The abandonment of the 15-foot wide roadway easement on the south property is consistent with the abandonment on Yearling Estates, the development to the south.

All appropriate public utility companies and City Departments have been contacted and expressed no objection. The abandoned areas will be added to each adjoining lot and are available to be dedicated as NAOS as each lot develops. These additional areas of potential open space are not required to meet Ordinance requirements however, will result in extra open space for the benefit of the community.

Key Issues.***CITY IMPACT:***

Jomax Road is currently developed as a two-lane road. As part of the plat approval, the developer will construct one additional eastbound lane; along the sites frontage and landscape the center median within the 45 foot half street right-of-way. 116th Street is currently developed as a half-street and with the plat, the developer will finish out the roadway improvements, which include adding pavement width and curbing. Development of these roads complies with the applicable City design standards. Related Public Utility Easements

(PUE), Non-vehicular Access Easements (NVE) and NAOS easements will be dedicated in accordance with City and public utility requirements. The Transportation Department notes that the abandonment of the Goldie Brown easements is subject to dedication of public right-of-way being dedicated on the Final Plat. No GLO (Government Land Office Patent) easements are involved. No utilities, drainage structures or easements other than those being modified accordingly by the abandonment are affected by this case.

NEIGHBORHOOD IMPACT:

No adverse impact is foreseen on the neighborhood as a result of the abandonment. The improvements will result in improved roadway conditions to provide access for vehicles and pedestrians in the area. No neighborhood comment has been received on this case,

PROPERTY OWNER IMPACT:

The property is part of the recently approved Collina E Vista preliminary plat. The abandoned areas will be incorporated into adjacent lots and may be dedicated as open space as each lot develops. The additional area of potential open space benefits the future homeowner.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Open space, scenic corridors and public trails.

Portions of the required NAOS will be dedicated on the final plat. The remaining required NAOS will be dedicated on a lot-by-lot basis as each lot comes in to develop. Public trails will be constructed on the property to the north of Jomax Road and to east of 118th Street.

Policy Implications.

The area is in the Goldie Brown Pinnacle Peak Ranch area and within the ESL. The abandonment of these old roadway and utility easements and subsequent dedication of City R.O.W. will meet future street dedication requirements. No properties will be denied or lose access as a result of the abandonment.

Community Involvement.

The applicant sent letters of notification for the proposed abandonment to all landowners within 500 feet of the site on March 16, 2005. The applicant has received no calls, letters or e-mails of objection. In addition, Staff has sent postcards of notice and posted the site. No public comment has been received on this case.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

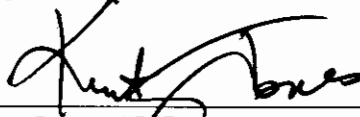
STAFF CONTACT(S)

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APPROVED BY



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Report Author



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Director, Current Planning

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Right-of-Ways & Easements
5. Area Trails Plan
6. City Notification Map

CASE 5-AB-2005

Department Issues Checklist

Transportation

☒ Support, the portions of Goldie Brown easements along the north, west and south sides of the site requested for abandonment are in excess of the right-of-way widths required to meet the standards for the required roads to be constructed in this area, Jomax Rd. is a minor collector and 116th is a local collector. With the abandonment, right-of-way dedications will be provided in accordance with City policy for each street, Jomax Rd. 45 ft. wide half street and 116th St. 40 ft. half street. A 1 ft. wide VNE will be placed along the site's Jomax Rd. and 116th St. frontages.

Trails

☒ Support, no trails are proposed along the south side of Jomax Road but have been provided along the north side only. A public trail will be dedicated along 116th St. and is provided for with the adjacent plat toward the west, and is not impacted by this abandonment.

Adjacent Property Owner Notification

☒ Support, approximately 83 area neighbors situated within 750 ft. of the site have been notified of the abandonment and, at the time of preparing this report, no neighborhood objections have been received.

Public Utilities

☒ Support. Letters of no objection to the abandonment have been received from APS, SRP, Southwest Gas, Qwest and Cox. Public Utility Easements will be rededicated on portions of the abandonment areas along the site's 116th St. and Jomax Rd. frontages.

Emergency/Municipal Services

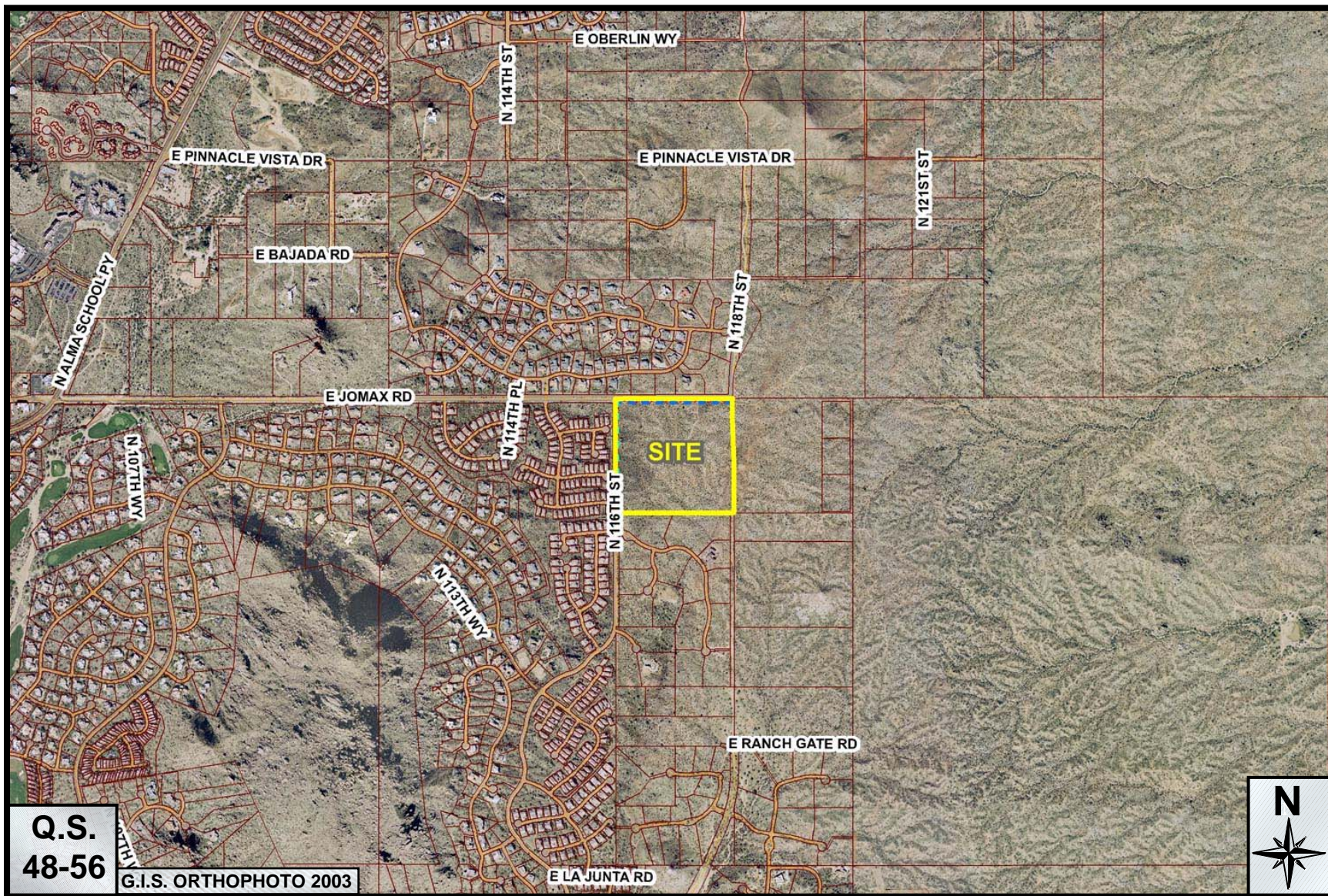
☒ Support. With the development of Jomax Rd. and 116th St. to City road design standards, all requirements are met to provide emergency access to the area. Internal private roads within the subdivision also are designed to meet emergency and municipal service vehicle requirements. No properties are denied emergency vehicle access as a result of the abandonment.

Water/Sewer Services

☒ Support. The City Water Resources Dept. does not have any conflicts with the proposed abandonments. The Dept indicates that all necessary dedication for water and sewer lines will be conveyed with the final plat for this property

Drainage

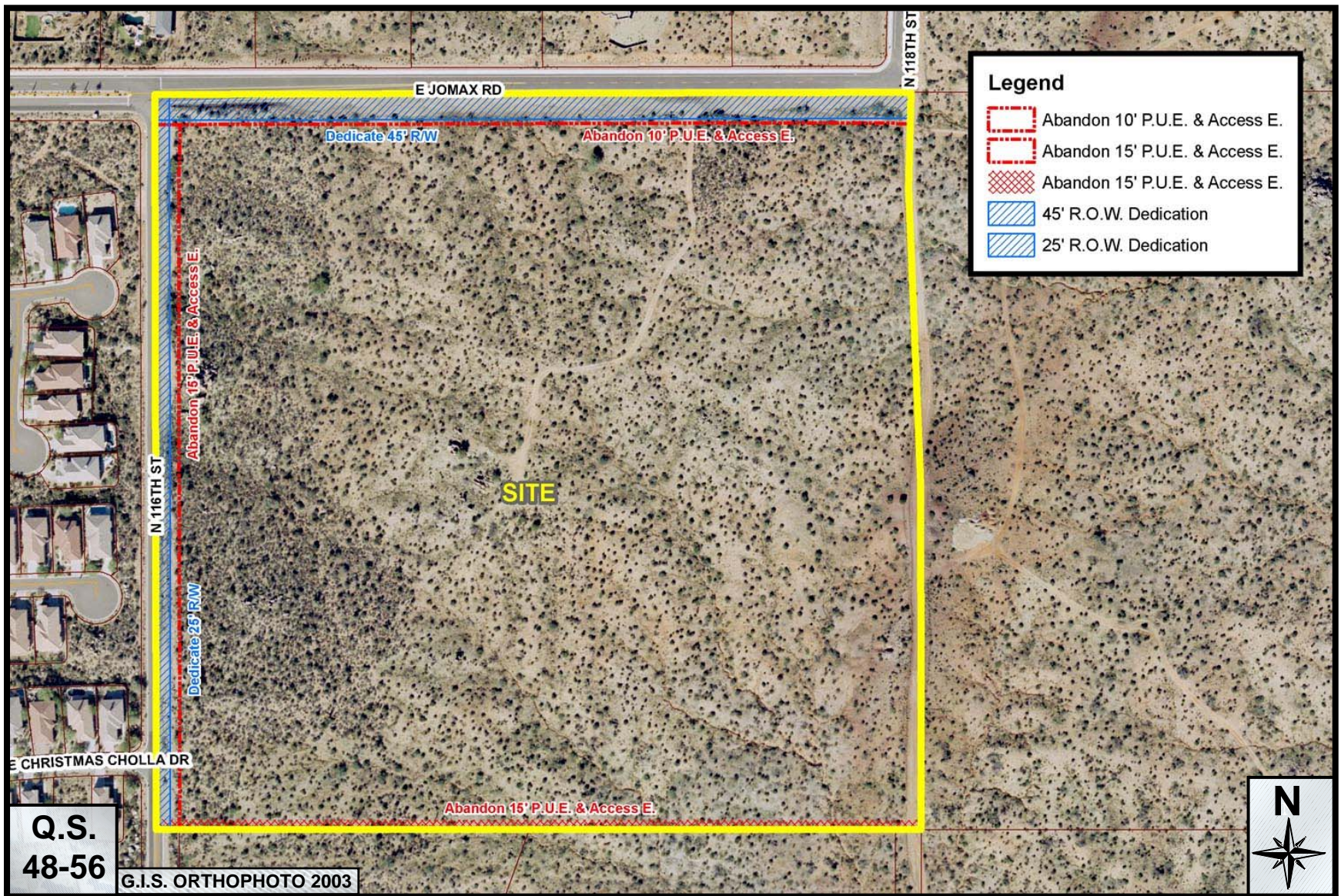
☒ Support. No drainage issues are associated with this abandonment.

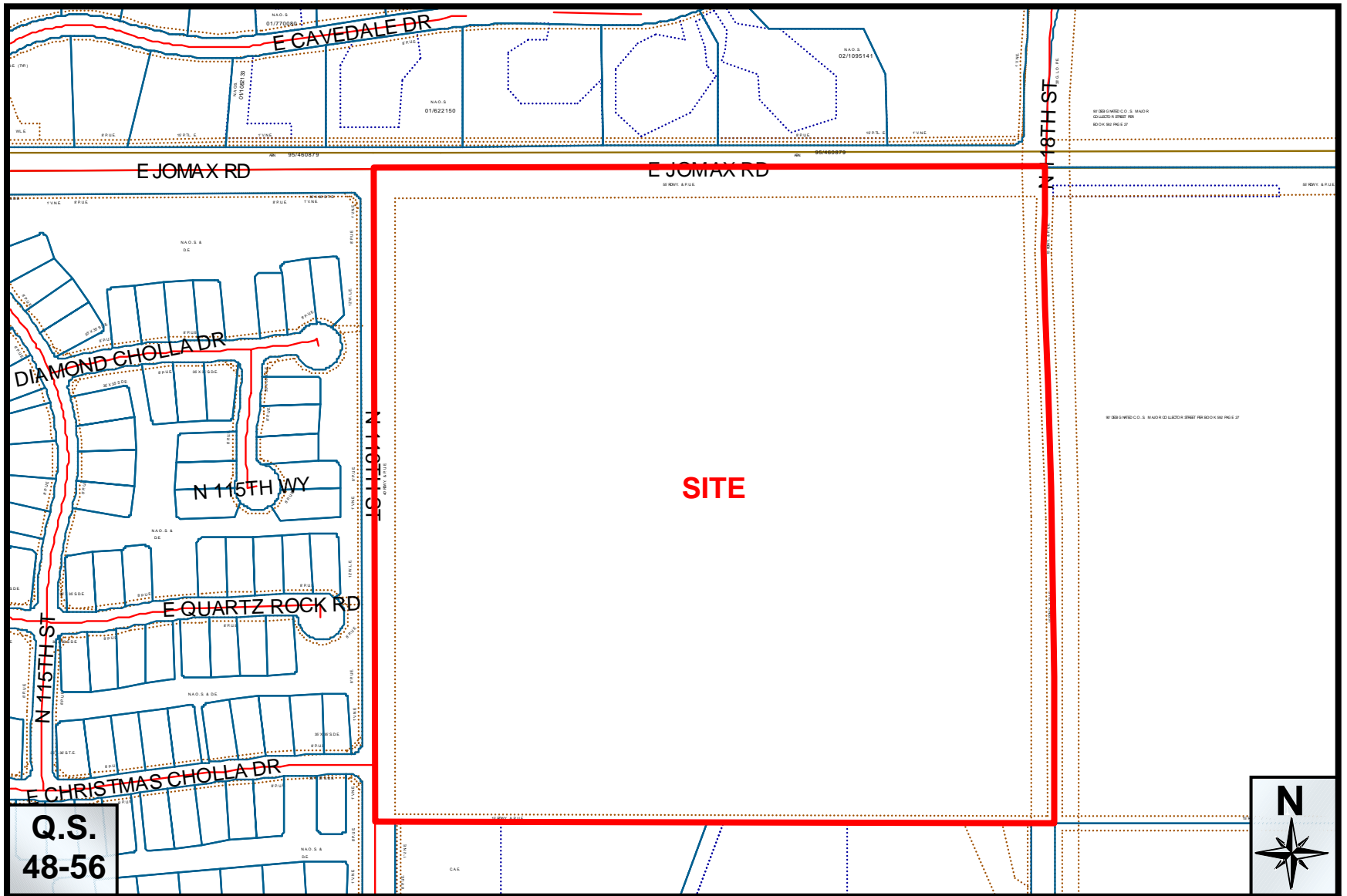


118th & Jomax Subdivision

5-AB-2005

ATTACHMENT #2



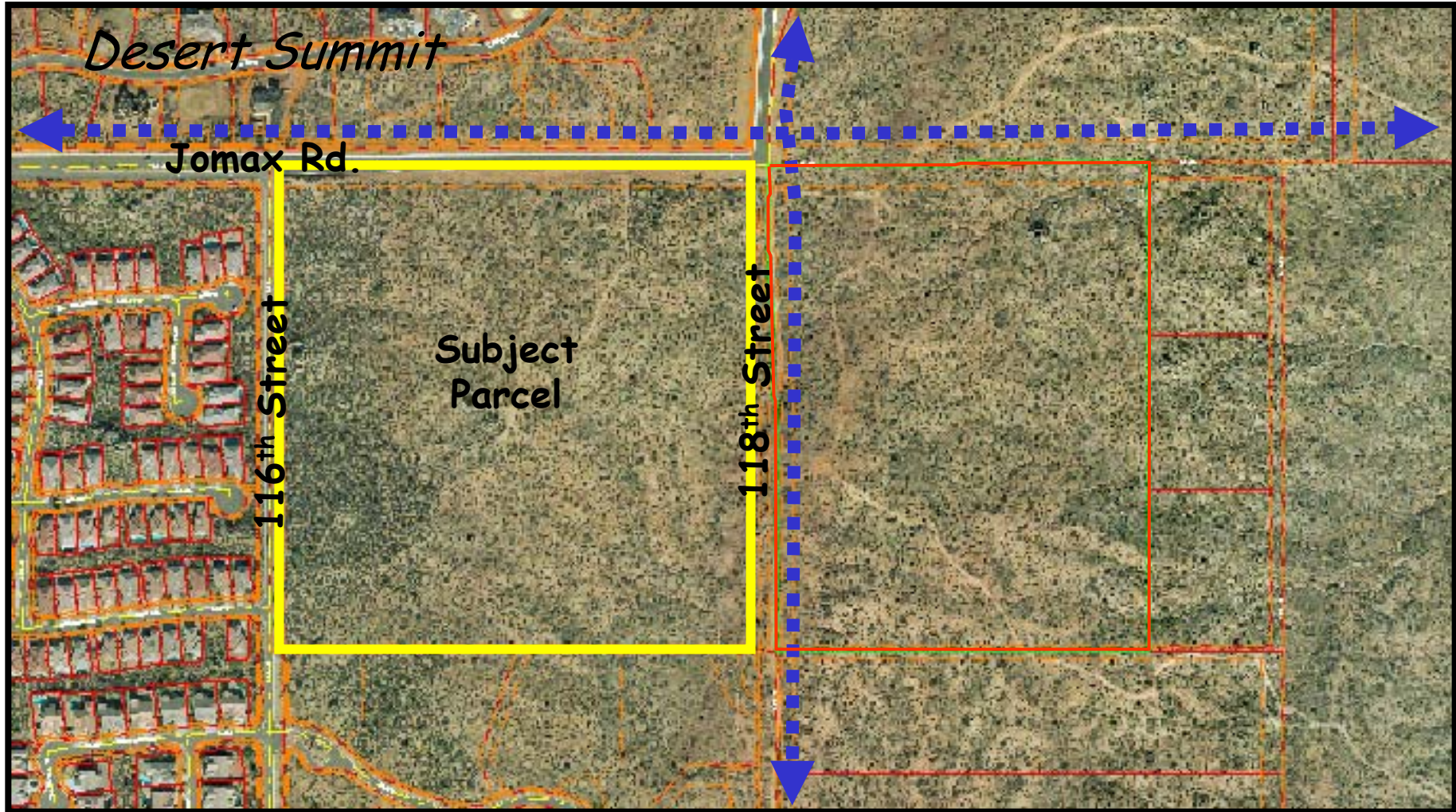


118th & Jomax Subdivision

5-AB-2005

Easements & Right-of-Way
ATTACHMENT #4

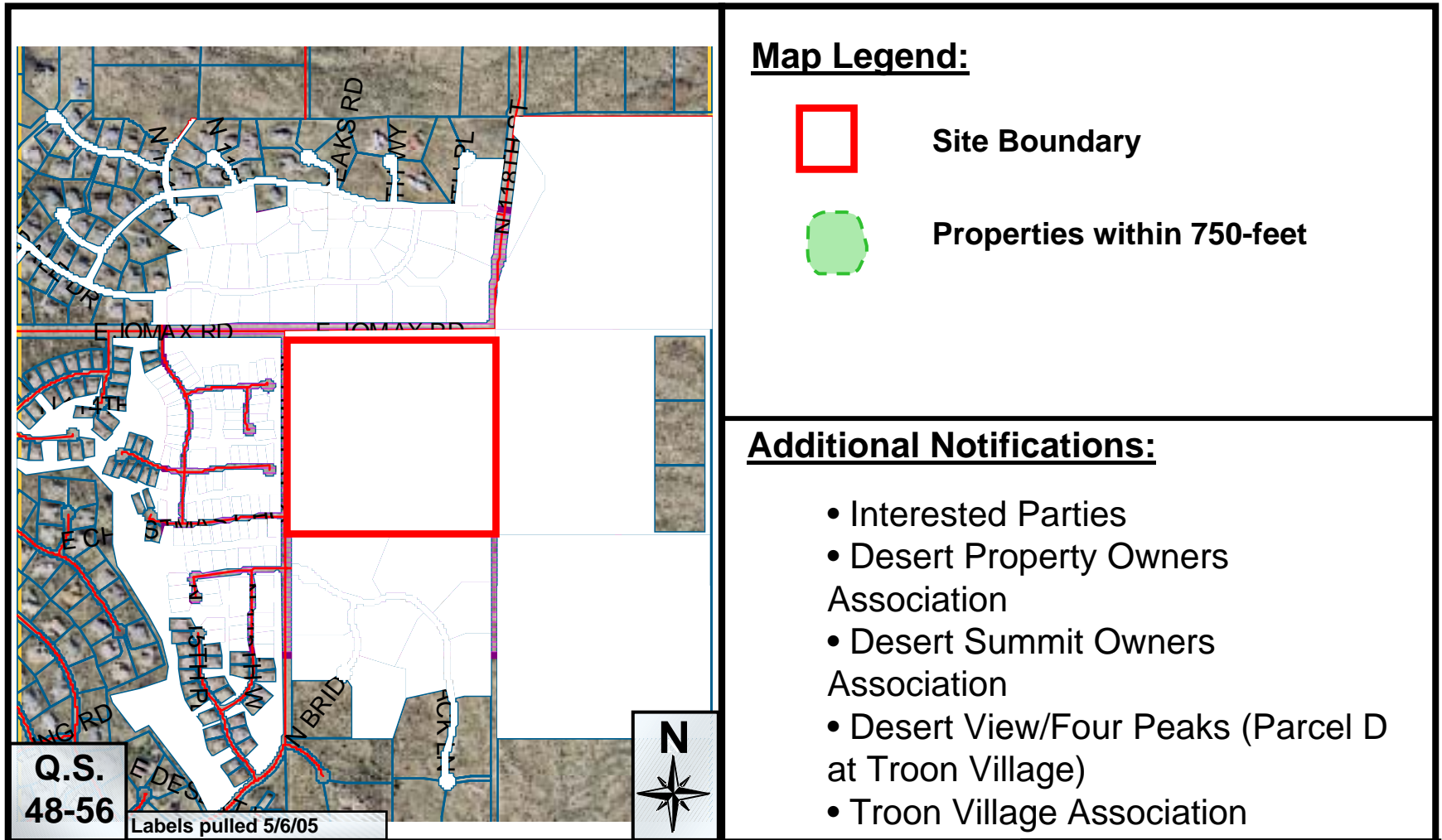
Public Trails in the area of 118th and Jomax



5/05

ATTACHMENT #5

City Notifications – Mailing List Selection Map



118th & Jomax Subdivision

5-AB-2005

ATTACHMENT #6